

**STAFFORD COUNTY**  
**AGRICULTURAL AND PURCHASE OF DEVELOPMENT**  
**RIGHTS COMMITTEE MINUTES**  
**August 22, 2011**

The meeting of the Stafford County Agricultural and Purchase of Development Rights Committee for Monday, August 22, 2011, was called to order at 7:01 p.m. by Chairman Tom Coen in the County Administration Conference Room of the County Administration Building.

Members Present: Coen, Clark, McClevey, Adams, Hunt and O'Hara

Members Absent: None

Staff Present: Neuhard, Baker and Knighting

1. Call to Order

Mr. Coen: Okay I guess we will get started.

Ms. Knighting: Mr. Coen.

Mr. Coen: Here.

Ms. Knighting: Mr. Hunt.

Mr. Hunt: Here.

Ms. Knighting: Mrs. Clark.

Mrs. Clark: Here.

Ms. Knighting: Mr. McClevey.

Mr. McClevey: Here.

Ms. Knighting: Mr. O'Hara.

Mr. O'Hara: Here.

Ms. Knighting: Mr. Adams.

Mr. Adams: Here.

Ms. Knighting: You have a quorum.

2. Recognize Michael Neuhard for his Service to the Agricultural/PDR Committee

Mr. Coen: Alright. Well what I think I will do is do the rest of the agenda and go back to Number 2 at the end of that is okay with everybody. Okay so we will start with the approval of the minutes for May and June. Do we have a motion to approve May and June's minutes?

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3. Approval of Minutes – May 23, 2011 and June 27, 2011 PDR minutes

Mr. McClevey: I move that we approve the minutes.

Mr. Coen: Okay, is there a second?

Mr. Hunt: I will second that motion.

Mr. Coen: Alright, any discussion? All in favor of approving the minutes say aye.

Mrs. Clark: Aye.

Mr. Hunt: Aye.

Mr. McClevey: Aye.

Mr. O'Hara: Aye.

Mr. Adams: Aye.

Mr. Coen: Aye. All opposed. Alright they are passed and approved. Okay, so now we move to staff updates.

4. Staff Update

Mr. Neuhard: I have two items and then Kathy can do hers. First of all I am not sure that I officially conveyed this to you and I want to make sure that I do. Your second PDR Administrator is going to be Kathy Baker. The Board has already appointed her and she will take over effective the first of September. So she is going to have the ball going forward. She will be the second in the line of succession. We will be like the Sheriff's Office, we will be putting our picture up on the wall as PDR Administrator. Second of all I want to give you a report on the recent additions to your funding pool. It looks like at this point-and we are pretty sure this is a final number - for our close out of fiscal year 11 which ended June 30<sup>th</sup>, because the resolution became effective immediately, you will have the benefits of last year's roll over money, the delta, which right now... sixty-six thousand dollars is the delta. So that is a good start. That is real money.

Mrs. Clark: That is a good start. If we can get matching funds...

Mr. Neuhard: We are already in fiscal year 12 and we will be watching those numbers. The way... Kathy and I had a little conversation about this the other day. The way they do it you will just have to commit that you will have the funds there. So it is possible, if we watch the collection rates, that you will get by mid-year an early indication of what it is going to look like for this year. And let's hope the collections keep at that rate. Because what basically was budgeted last year and this year is eighty thousand dollars. So anything over eighty thousand comes to us. So we collected one forty six zero ninety-three last year. Our accumulation period has ended a couple of days ago, so that is a good start. You now have something that you can start getting matching funds against, so that's good.

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Mrs. Baker: And by the next meeting I will have some more information on the State's program and when that application is going to be due. So we will probably focus our next meeting on that and see if there is anything we want to do or changing our formulas or anything else for the procedural part of it would need to be put in place so we can look for the next round.

Mr. Adams: I think if you have got a match that I know somebody that will be willing to give you PDR for eleven lots.

- Farmers Market Proposed Ordinance

Mr. Coen: And then, anything on the ordinance that you wanted to talk about.

Mr. Neuhard: Yes. Kathy, did you want to talk about it?

Mrs. Baker: They did not really discuss this that much. They indicated they would have another crack at it after the Planning Commission did. So they didn't really give a lot of guidance or really no big concerns. I think the gist of the conversation that they did have may have been whether it should be a by-right in all of these residential districts. And just because we don't have regulations I did state that we could create those regulations which, you know whether you want to have a cap on the number of vendors or however you are going to do it. If we want to do the regulations, as we have talked about just through policies and procedures as opposed to ordinance, because they may change or if there is some stricter standards that we need to put within the ordinance. So we will see what the Planning Commission... it has been... they will be taking it up at their September 7<sup>th</sup> meeting for their initial discussion and we will see if they have concerns and thoughts and questions or anything like that, I will pass those on to you.

Mr. Coen: Another thing they kept getting stuck on was the flea market aspect. So this should sort of help dissuade them on that. But it just seems...

Mrs. Baker: It is kind of like you can do a flea market now...a farmer's market runs under a flea market. But you are limited really where you can do that. Just in the B1 and B2 districts.

Mr. Coen: Yes.

Mrs. Baker: Or a Conditional Use Permit, you could do a couple of the other districts.

Mrs. Clark: But that means in A1 you would have to get a Conditional...

Mrs. Baker: It is not even allowed in A1 by a Conditional Use Permit.

Mrs. Clark: Oh, okay. Well then that...

Mr. Coen: So you could not do it...

Mrs. Clark: Well, I am against that.

Mr. Coen: Right.

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Mr. Neuhard: Well, I think in some cases, they don't have enough knowledge about the intricacies of the importance of differentiating. And while I think the Board package did a good job in starting that understanding and the discussion did as well, it is going to take a couple of cracks. I mean the best thing is though, those of y'all that were there, you know you got it referred. There were some good questions but not a lot of discussion and as long as you get the Planning Commission to bite it right, I think you are going to be okay with it. I mean it is going to be a huge step, I mean it seems like a little thing but it is a huge step if you can a definition and you can get it by-right in the areas that you want it in. And because that definition will definitely provide an understanding of what it is supposed to be. Now then you are into a whole different field with regulations and stuff. Now I don't know how they are going to feel about that but at least you are going to have it as an official type of use, which I think is very important.

Mr. Adams: Well, I know pre-meeting that I talked to Gary and Bob Woodson, maybe twenty minutes or so before the meeting. And that is one of the things that I tried to... in the farmer's market community we want nothing to do with flea markets. You know we do everything we can to keep flea market type things out of the farmers market. I mean in our mind there is such a clear distinction we don't understand how anybody cannot see the difference. But if you are not part of that culture... you know its people... it's temporary. You set up a table for four hours, you sell and you go home, same thing, well not to us.

Mrs. Baker: And I think those are the kind of distinctions we are going to need to make and we may want to go out and take photographs of the difference between the two.

Mr. Coen: Right.

Mrs. Baker: I mean I am not sure of flea markets other than the big one that operates down in...

Mr. Coen: Caroline.

Mrs. Baker: Is it Caroline? To show the magnitude of those types of uses.

Mr. Adams: What time will this meeting on the 7<sup>th</sup> be?

Mrs. Baker: The Planning Commission?

Mr. Adams: Yes.

Mrs. Baker: The discussion item and new business begins at 6:30, but they take a break at 7:30 for public hearings. So if they don't get to that between 6:30 and 7:30 it would probably be 8:30 or 9 o'clock.

Mr. Adams: Is that Tuesday?

Mr. Coen: It is a Wednesday. I will have a problem with that because I teach from 7 to 9:45 on Wednesday night.

Mrs. Baker: That is fine. We will... perhaps see what questions they might have and then there might even be a bigger discussion on them on a following meeting. Sometimes when it is first presented to them, they don't get into a lot of discussion.

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Mr. Adams: I am going to go home and put it on my desk calendar and make every effort to be there at that meeting because I do have the farmer's market experience and can speak to some of that.

Mrs. Baker: You can do the staff presentation.

Mr. Adams: No, what I am getting at Kathy, if you are doing the staff presentation you can turn around and ask me a question and I can give you the answer.

Mrs. Baker: That would be great.

Mr. Coen: Seven would not be hard to do. My Wednesday night class is on State and Local politics so I could just make it a field trip and have us come to the meeting some night.

Mrs. Baker: There you go.

Mr. Coen: Okay, any other discussion on the ordinance? Thank you. Staff did an excellent job. Okay, new business. Which is farmers market regulations.

- PDR funding

5. New Business

- Farmers Markets Regulations

Mrs. Baker: Well, I guess this is where I am back to what Gail and Jeff presented two meetings... well one meeting ago, but out last meeting that we had. Did anybody bring your copies because...

Mrs. Clark: No.

Mrs. Baker: I am sorry we did not make copies of that, did we? So you all want to jump into the discussion of that, the draft that they prepared or do we need to start earlier than that and talk more about are we going to set these regulations into a policy type procedure? Are there certain things we want to consider recommending to the Planning Commission that they add within the ordinance?

Mrs. Clark: I don't think that Jeff and I expected this to be part of the ordinance at all.

Mrs. Baker: No, no, no.

Mrs. Clark: In fact I don't even know that we expected to be part of policy and regulations. I really think that we were looking at it to be more of a model so if somebody comes to Stafford County and they say we want to set up a farmers market, we don't really know where to start. That this is something that we could sort of hand them and say you can consider forming it something like this. Because I really feel that every farmers market is going to have their own policies based on their vision for their market. I don't think that the county really wants to set them in stone. I just think that it's... if they come to you or whoever is going to be at the county level and say look we want to start this. Where do we start? You could say this is something you could start with.

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Mr. Adams: And those regulations get real complicated or real easy being... King George has a farmers market. It has to be raised in King George by somebody living in King George. And that is the only product they allow. So I don't even apply. So that is a totally different set of rules than if you allow any agricultural product within a hundred and fifty miles.

Mrs. Baker: That is why think you all ought to consider do you want to set those kinds of standards? Do you want to have a certain radius?

Mr. Hunt: I got your point and I do understand. But if we don't start with this then we are going to be here talking about this five years from now, waiting for somebody to come in and say how do you do this? Can you give me some draft rules? This is a starting place. If someone wanted to come in and make significant changes to that, I would think that would difficult for the county. But without that, without something like that now that gives them a start I am not... I think we will be talking about this three years from now.

Mrs. Clark: Well, I do think that a lot of times rules and regulations revolve around specifics of the site. You know like you are going to have regulations about how many parking spots you can take up and what not like that. And all of that is going to depend on exactly where you are, and what time you are and the other kinds of things that are around you.

Mr. Hunt: I agree with that statement, but without that we have not done anything.

Mr. Adams: I think if you do this you have got to look at it as we are setting the framework to hand to the Parks and Rec Commission, we have given you the framework now you go start a market. Because a private person would take that and dump it in the trashcan and say look you have got a farmers market ordinance, I have my own rules here they are.

Mrs. Clark: Does this, if we accept this does it mean all farmers markets in the county would have to abide those rules or just the one that would be maybe administered by a county person.

Mr. Hunt: We are outlining rules for every market in the county. I think that is what it becomes. And if we are going to sit back... and if I am a bit pushy here, I apologize, but I am trying to figure something out. I think that in my perspective what it is front of the AG/PDR Commission and as the Board of Supervisors, do we really want to do this? Who is willing to stand up and say let's do it? And if we don't have something like that we didn't accomplish much. It was just a piece of paper shuffled around. I think it would be better... unless there is something there that has changed they you find is really offensive it would be better to start with that and ask people to come in to modify it than it would be to have a... if that piece of paper would get lost, if we don't incorporate that not if that piece of paper will be lost a year from now.

Mrs. Baker: But I think if you took a look at what Spotsylvania, the City and King George do, they actually have regulations that they create and hand out every year. And if... some of it is specific but I don't know if we need to start there until we actually have somebody that is interested. But I think the things that perhaps you need to decide on are basic, you know, there will be a market manager. There will be somebody that does this to obtain vendors, you know, you will have perhaps a limit on the number of total vendors that you going to have there. Maybe, I don't mean a limit on the vendors, but there may be just some general guidelines that you are going to have for the operation for overall farmers markets.

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And then each individual market could have specific standards because you are going to have a market manager that is going to come in. They are going to be the ones going out to recruit your vendors and everything else. So for your actual standards on that market then each one of those could have a different set of rules and regulations that they are following because that may be in a different location that is going to require a different standards. If it is at the Courthouse verses if it is out in Hartwood somewhere, there may be different standards. But if you have a start of what you all are looking for, do you want them to be local producers within a hundred mile radius? Those are perhaps the types of policies and standards you need to start with maybe.

Mrs. Clark: Okay. Because I... most farmers markets... a lot of their regulations also come from a governing board of the market, and so they can address particular concerns, issue and problems that they see developing within their market. But if you wanted to do some real general ones, yeah.

Mr. McClevey: Okay, I think I can answer your questions or concern about individuals. The Ordinance states two or more vendors. So a farm with a roadside type stand, I don't think that would be covered, you know. But this is to bring standards to those organized vendor markets. I think we need to go through some of these and I know we want to get something and we need to let the Planning Commission know that we are going to have rules governing. And we need to go through them, unfortunately one by one, because it does vary by location, County and State and so forth. But... you just get on the internet and you look up farmers markets rules and they really glean... but they glean down to certain parameters that I think we can incorporate right off the bat. Like having a market manager or committee oversight or something and then things like... the question whether we want it to be producer only. These are just suggestions. If we wanted producer only market or the concept of pairing and I think that we wanted to go in the direction of a producer only. But even with that thought I found that there was an exception that might come into play and that would be a farmer's co-op. If there was somebody in King George who was a member of a farmer's co-op we would not want to restrict them from coming to our market because it would be in the range but they could carry products from the co-op. So there are things that we want to clear up and I came up with a definition of producer and some products. For example, in Jeff's situation, as far as rules he had things such as the selling of wreaths and some other things and I felt it was necessary to exclude all these other products being exclusive to agricultural products like grains, things produced by the farmer, grits, corn, wet bulk wax like if you are a bee keeper as opposed to candles,

Mrs. Clark: What about soap?

Mr. McClevey: Well again that is what we have to clear up. But if you get into these other products...

Mrs. Clark: Well, if you are milking goats and you are allowed to sell dairy then you are probably using that soap.

Mr. McClevey: Like if a farmer produced an herbal thing or whatever, a soap probably again we would have a market manager who could make that decision on certain exceptions like that. But to get away from a farmer coming out and having pumpkins and then selling candy corn and selling scarecrows and selling...

Mrs. Clark: What about items made from the gourds?

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Mr. McClevey: You see, I would exclude that because the farmer is selling a product, a gourd, he sells the gourd.

Mrs. Clark: You are not allowed to make a value added.

Mr. McClevey: Correct.

Mrs. Clark: Okay, what about flowers?

Mr. McClevey: Cut flowers, but arrangements no.

Mr. Adams: Here is why I disagree with it, okay. I know several cut flower vendors. If you just take a pile, here are some posies, here are your roses and here are your irises, nobody buys a damn thing. When they take a couple of roses and a little of this and a little of that and put it in a vase and sell it for fifteen dollars, they can't make enough of them fast enough. But they are making right there at the market as you go along. They are allowing people to pay and put it as a bouquet together.

Mrs. Clark: In a plastic sleeve.

Mr. McClevey: That may be defined as the farmer's product.

Mrs. Clark: Alright, then you would not let the flowers... the farmer grow the flowers and dry them and make dried arrangements.

Mr. McClevey: I would say...

Mrs. Clark: I just want you to see it is not quite as black and white.

Mr. McClevey: I completely understand. I hear what you are saying but if you give in to...

Mr. Adams: A lot of it falls on a fine line. You said wreaths... when I start pulling grape vines out of trees, you know what happens to all those grape vines? They don't get put in a fire and burned. Jenny is always making...

Mr. McClevey: I understand that, but then you are getting into no longer a farmers market, you are a flea market, because you are adding all these other products that are technically not a farmers product.

Mrs. Clark: Okay, now let me ask this.

Mr. McClevey: Okay.

Mrs. Clark: If you go through the State criteria and you grow food and you turn it into canned relish, can you sell that?

Mr. McClevey: Yes, yes.



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Mr. Hunt: What is the point of a farmers market? Is it to make money for the farmers or to serve the community?

Mrs. Clark: Both.

Mr. Adams: It depends on who you ask. No seriously. The farmer is there to make money, but the community...

Mr. Hunt: I would not do it if it was only for the farmer to make money. I would not do it if that was the only reason.

Mr. Adams: It has got... when you look at what most of the counties charge to be in the markets, the county is not making any money off of it. They are making enough to cover costs but they are not making money. They see it as serving a community interest.

Mr. Hunt: That is my question.

Mr. Adams: That is the basic...

Mr. Hunt: If that is the case then I want this market to be as broadly defined as possible. I would go for soap, I would go for wax, I would go for candles, I would go for relish, I would go for meats...

Mr. McClevey: Yes, but you have got to put it in because then it becomes the flea market.

Mrs. Clark: I would go for each individual market determining that themselves.

Mr. McClevey: But we are putting out rules for markets.

Mrs. Clark: Which is why I think it is difficult to do that.

Mr. Hunt: Well, I guess we could regulate this to death.

Mrs. Clark: Exactly.

Mr. Coen: Marty, you wrote up some things. Can you email it to us so we can sort of look at what you have written up and look at this and sort of maybe at the next meeting have a full-fledged... and go bit by bit and decide what's right.

Mr. McClevey: Well, we are going to have determine what those products are.

Mr. Coen: Right, that's what I mean. We'll have it ahead of time and look at it and see what...

Mr. McClevey: Do yourself a favor, get on the internet and look up farmers market and really go in and look at the product. It's all over the place, you're right and they do have some places that will allow wreaths but other places will say, with the exclusion of hand crooked crafts.

Mrs. Clark: Right.

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Mr. McClevey: Because they want the people to be able to buy healthy, nutritious stuff and the farmers wants to be able to sell his product. So farmer comes and has a truck load of gourds and do whatever he wants to it. Sells gourds, but it's up to the people to manufacture them and then go to the flea market.

Mr. Adams: You see, what happens with some of the Farmer's Markets is, for lack of a better term, it is almost a size thing and I can't explain it to you. At some point, they get big enough in size that the customers were there long enough that they allow somebody to start selling lemonade or making kettle corn. I went to a market on Sunday where someone actually makes crepes while you wait. And you know it works. And then you have other people that have finger food, that are selling bags of cookies, you know, three cookies in a bag. Well, those are being consumed at the market down there. They are not being brought home. But in a small market, you don't have that. In a big market you do.

Mrs. Clark: What would you do about baked goods?

Mr. McClevey: That was a dilemma I had to struggle with and I was not sure on that depending on who made the goods I guess. But I was kind of getting away from that.

Mrs. Baker: I think the City has the percentage. Eighty percent has to be everything you were describing and twenty percent can be other goods. Of course, Market managers would be the one responsible for enforcing that, but that is one way that they handle it.

Mr. McClevey: But that should be one of the most important questions because that determines who is going to participate. Whether or not they want to abide by these rules or they go to another market type thing.

Mr. Adams: Well, I'll tell you what I told Gary at the meeting the other day, that had just occurred to me. If you knew how many Mexicans, and I am not being... the Mexicans in Westmoreland County, if you knew how many of them drove up and down 95 or 17 for places elsewhere every day, going from one place to the other. Going to DuPont Circle, going to Leesburg, Purcellville, wherever, there are so many vegetables coming out of Westmoreland County and they don't stop in Stafford County because there is nowhere for them to stop, there is nowhere for them to stop. And farmers markets, you can... farmers markets... produce drives the farmers market. The other stuff doesn't drive the other markets, they are products that are there. If there is no produce, you don't have a farmers market.

Mr. Coen: And that is what we are trying to do.

Mr. Adams: And we've got produce, we just have to let them come.

Mr. Coen: Okay, and I think to really delve into this, we need, I want to look at it and have time to think it through. We can certainly plan to let the Planning Commission know on the 7<sup>th</sup> that we are looking at trying to make it so that it is produce oriented or making rules and regulations and making them applicable.

Mrs. Baker: Do you want somebody to come back her, like Elizabeth Borst or one of the other market managers. They can talk about...

Mrs. Clark: Well, Jeff goes to multiple markets.

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Mrs. Baker: Right.

Mrs. Clark: He really does know how they work and when we complied this, we had what, maybe half a dozen, at least, different, regional regs in front of us that we sort of asked...

Mr. Adams: My fear is that if we put too much effort into that, we will stop a market from coming in.

Mrs. Clark: I agree.

Mr. Adams: If we have an ordinance and just let things happen, a market will be there with its own set of rules.

Mrs. Baker: But do you want to state certain things like, you have to have a market manager, I mean are there those types of pieces that you want to put into place?

Mrs. Clark: If you feel like you have to actually out something in writing, I would make as open ended as possible and keep it the bare minimum. I wouldn't try to make it restrictive. We're killing it before it even gets started. Now, I too, would hate to see it become a flea market; that is not the idea. That is not the idea but I think a well-run farmers market can easily include, sort of, those peripheral things. The made from farm items. I am not being very articulate but...

Mr. Coen: No...

Mrs. Clark: And the reality is I know that we are helping the community and I think that what you find in farmers markets is that if you have a farmers market, it enhances the community unbelievably. Not just... and yes it is a service for the people that live there but they develop their own enhanced Saturday morning experience kind of thing.

Mr. Coen: Right.

Mrs. Clark: It really is amazing.

Mr. Hunt: I think just take out the capital letters and say we must decide and leave it just like it is, then I am happy.

Mr. Coen: Okay.

Mr. Hunt: See, I like number three, I like everything that is there, take out the caps. Number four, everything is there, take out the caps. If the farmer... if a local person makes it, then they can sell it.

Mrs. Clark: Well, there are some things in caps that need to be decided but maybe by the end of the farmers market. Like every market has a complaint procedure so they are vastly different. Every market has an application but they can be vastly different. Now if you want make one of those that's fine. I mean an application might be one of the easier things that you could make to make it a standard.

Mr. Coen: Okay.

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Mr. Neuhard: First of all, just remember that the effort you have going forward right now to the Planning Commission is for the purpose of defining a farmers market and where you can have those defined farmers markets. It is not regulating them, it is saying here is what they are because right now they are flea markets and here is all the places these kind of things can be. Which is separate from the discussion of are you going to regulate them or not. This is saying they can be and they can be here. That is the land use piece. You will be the experts on whatever the recommendations are in regards to how they are to operate or any oversight beyond any land use oversight you believe the County might need to put into place. These regulations would go to the Board and they would come from you, whatever regulations... if there are regulations and not guidelines or whatever. Where you are trying to put into place some standards that all farmers markets, regardless of who manages them must meet in Stafford County. We must make sure that while it is important perhaps for the Planning Commission to make some of their decisions about the definition and whether they know they are going to be regulated by another ordinance or something, this doesn't have to be done or decided upon to get the other thing done. But, if you do the other thing, that is you have a definition that can be over here and somebody comes in and meets the definition; the Zoning Administrator looks and says oh, yes, you are a farmers market, so you are by right everywhere, then they are going to go do their own thing whatever that is. Now, if that follow-up inspection to that site occurs and the Zoning Administrator and the Zoning Inspector says, whoa, they are selling all this stuff, this isn't a farmers market, this is a flea market. Well, then you go into that whole thing about whether they are meeting the zoning for that use. That may be all you want to do. But if you want some kind of standard approach, which you all have been discussing, I know that, then that is where you are going with this and that is going to be some kind of, if you want a standard approach, regulations that goes be to the Board. I don't know how they are going to receive that and realize that they are separate things they are going to accomplish separate distinct, to me, distinct functions while the Planning Commission will already know, well, we are just not going to let anything in that meets this definition. We are going to have some control over it. As a part of their questions, they ultimately aren't the ones that will be controlling this part. This will be through regs that will be enforced by someone other than the Zoning Administrator.

Mr. Adams: I think that brings the point, Kathy, when one of them asked you, it may have been Dudenhefer, when he started saying well, isn't this subdivision AR3? Or this on... and once I understood the zoning part, AR3 we are not going to try to set it at somebody's house. We want it in a school parking lot or a library parking lot if we can work something out.

Mrs. Baker: But right now there is nothing to set that standard.

Mr. Adams: But that is why we wanted those certain zoning things, you know. I mean it makes sense to me because I do it. But you just would not go into a subdivision and block off a street and set up tents for four hours...

Mrs. Baker: But somebody might, somebody might do that. Because they are going to say I can do a farmers market and I am going to do it right here on the corner lot that has not been built on yet. I am just saying those are the types of things I think are going to be questioned as to how is that going to be prevented.

Mr. McClevey: That is if you keep... it all goes by-right.

Mrs. Baker: Yes.

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Mr. McClevey: But we looked at the Board and said these were our thoughts, so now it goes to the Planning Commission. Do you think they will be conservative and look at it and say that when it comes to zoning we are going take the conservative route and say well a special exception works. And by-right works for what the Committee has proposed. Or do you think they are going to look for some other answers or questions.

Mrs. Baker: The Planning Commission, their biggest concern is going to be how is it going to impact the adjacent property owners. Like Mr. Dudenhefer was questioning a PD1. Well, I don't know if you all know Leeland Station 2, looks like a standard single family neighborhood, quarter acre lots. But they have a few areas disbursed through the neighborhood, well they have the school, they have a community center and a community center might be a great place for that neighborhood to have their own farmers market. But who is to say they are not going to try and do it... you know there is a little dog park between homes, surrounded by homes that is not very big. What might prevent somebody from doing it there? And it might be an ideal location but those are the kinds of things the Planning Commission is going to look at. Who is that going to impact? You know there is going to be cars coming up and parking and blocking my driveway and...

Mr. McClevey: Do you think they will want explanations from us like when we say the PD1, that would mean the community center or...

Mrs. Baker: And their comment is going to be, that is what you mean, but how are you going to drive it to those areas where you want it?

Mr. Adams: I guess that is why... I don't know how to write it up but I know the stuff that you are talking about. You might have one or two people, but you won't have a market.

Mrs. Baker: Right.

Mr. Adams: Because to get twenty guys with twenty trucks and everybody gets a twenty by twenty space, and I can tell you the thing that we are concerned about is... every time I go to a farmers market and there is a special event, if I go to the farmers market and there is a Christmas parade and you are set up. Guess what? All the parking spots are taken up by the people who are not shopping. They are going to the Christmas parade and your customers are not going to walk the nine blocks to get your stuff. So you sit there and you sell nothing. The same thing when you go to a festival. We don't... the farmers market... hey we are having this festival, can you come set up? No. Not going to do it. I guess that is my... I know what I am looking at, I know what I mean, but I can see where they are saying yes, but this just says... like you say you could set it up on the corner lot. But I know that a farmers market would never exist on that corner lot because it is not feasible for a market to exist there.

Mr. Coen: Okay. Well I am going to suggest that if... the copy you gave me if you will forward to Kathy. I am going to suggest that Kathy looks at your ideas and the next meeting we sort of go through it and hash it out. If you will email all of us and we can look at it and spend time on it, the way you are envisioning it. We will have a little bit more understand of what it is your idea is.

Mr. McClevey: Well, I think everybody needs to look up farmers market...

Mr. Coen: Right.

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Mr. McClevey: Really you do need to do that because there is a lot of definitions out there.

Mr. Coen: Good.

Mr. McClevey: We have already come up with a definition but we can use it to determine producer only or if we are going to allow people to... and what products and what specific products. And then the exceptions to a vendor carrying stuff.

Mr. Coen: Right.

Mr. McClevey: Why don't you ask her your question about the...

Mrs. Clark: I was going to ask, because I wasn't here last time. In these areas where it says you have... that by special exemption you can have a farmers market. What is required to get a special exemption? And could you define... like it has to be like a community center within that all in one suburban residential or something.

Mrs. Baker: If somebody comes in and wants to do it in the R1 zone, say they have got a big open area in their neighborhood and they want to do it there. They have to go to the Board of Zoning Appeals. The Board of Zoning Appeals can set conditions. So they might say you have got to have... if you are doing it in this community space you have got to have a minimum of this many parking places or you have got to have an actual commercial entrance on to the property. No on-street parking, that kind of thing because they are going to look at what is...

Mrs. Clark: And my question is will that then, the same as special exemption... will that take care of the person who wants to just put it up in their front yard kind of thing?

Mrs. Baker: Yes.

Mrs. Clark: Okay. So making a special exemption is good?

Mrs. Baker: It is going to allow you to set conditions on somebody coming within that zoning.

Mrs. Clark: So maybe the Planning Commission will like more of these special exemptions and less of the by-right.

Mrs. Baker: You were not at the meeting, but we had all of those residential zones by special exception.

Mrs. Clark: Right.

Mrs. Baker: And then I think the Committee as a whole said let's move them up to do them by-right.

Mr. Hunt: Yes.

Mr. O'Hara: There is a cost for each special exception.

Mrs. Baker: Yes, maybe three hundred dollars.

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Mr. O'Hara: We tried to stay away from making it more expensive.

Mr. Neuhard: You would have to wait for a Board of Zoning Appeals meeting. They meet every month, but...

Mrs. Baker: It is two-month lag.

Mr. Neuhard: Yes.

Mrs. Baker: Because you have to advertise.

Mr. Neuhard: Right. And then sometimes depending on how much business they have, the Chairman will delay.

Mrs. Clark: Okay.

Mr. McClevey: I think we have beat this horse over and over, but since we want to establish farmers markets shouldn't we go to... now go to the Planning Commission and say if we had our druthers, these would be key locations that we would want to establish markets at. In other words, we talked about the hospital center, we talked about school parking lots. As a Committee they may want to address that and say okay, we are looking at an ordinance for farmers markets. We are looking at maybe establishing a market manager to oversee these. So therefore we are going to say that we would like to see markets, one up in Hartwood at such and such location. You know, kind of preferred locations that we would like to... I am just throwing it out because if we let them know what we would like to see. Maybe that helps them to know that there is a distribution that we like. In other words, this is not going to be helter skelter where everybody is going to be applying for farmers markets and they are going to be at this Leeland Station like everywhere, but we would like to start by establishing them and we would like to see these locations preferred.

Mrs. Clark: Can you have a list of locations, by-right, so they would not have to go through the three hundred dollars? You can't do that.

Mrs. Baker: No. I mean you all could... the Board, I guess, could set locations where they would be willing to have it. But if you are setting it as a by-right use, anybody can come in and ask for it. And to have a basis to deny it, you would not have a basis.

Mr. Coen: Right.

Mr. McClevey: But is it our ultimate goal to actually get this thing started ourselves? Find a market manager or are we simply just trying to encourage it to happen?

Mr. O'Hara: I think we just... we want to enable someone to come in and make a market match producers with buyers. I don't think... my opinion is I don't think the County should be in the business of running farmers markets.

Mr. McClevey: But we will have oversight, we will need to establish it by a market committee and a market manager.

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Mrs. Clark: Not necessarily.

Mr. Coen: In a perfect world we could... but I don't know if we are in that in this budget climate I don't know if we are going to have a market manager etcetera, etcetera, etcetera. But if Leeland Station, the Leeland community, the homeowners association is like look we really want to encourage this, we really want to do this and they come up with a plan blah, blah, blah, blah, blah. And I am almost... I am really hesitant about sort of designating certain areas because if Leeland Station says they want to do one. That people could walk to and they even get permission from the school to do it on school property or if it is on a weekend on the VRE lot which is walk able. But then you also have people come together and they all go hey, we could do one in the Bloom lot. They say hey we would like to do one and they want it walk able blah, blah, blah, blah, blah. But with picking and choosing you would preclude that. So I am sort of hesitant about that. I think at this juncture the Planning Commission just needs to know we are looking at the aspects of this since.

Mrs. Baker: Yes, they have until December to take some action.

Mr. Coen: Then we could go back and look at it and see about that. And we will also have some feedback from them.

Mrs. Baker: Yes. I will email what their discussion items are from that Wednesday night meeting for those who are not there. And let you know what direction they are looking at.

Mr. Coen: Okay. Mike is free now, he could be the manager.

Mrs. Baker: The one thing I need to follow-up on, too, is that GWRC was applying for grant money on behalf of the three localities, King George, Spotsylvania and Fredericksburg, to get money to promote existing farmers markets and part of that was even having money to pay for part-time market managers. I need to follow-up and see what happened with that. I think June was that application deadline and see if they are getting any money to do that. The USDA is the one that is doing this promotion program and if it is something they continue doing, I mean that may be where you are going to get some help to do these kinds of things. If you all are interested in trying to get the ball rolling.

Mr. McClevey: Who is the contact on the GWRC?

Mrs. Baker: I think at GWRC it is Kevin Burns. So I will talk with him and see.

**6. Next Meeting**

- September 26, 2011 Regular Meeting

Mr. Coen: Okay. Alright. I guess we are all set on that. Technically our next meeting is September 26<sup>th</sup>. If that is okay with everybody then we will go back to item 2, which is to recognize the Honorable Mike Neuhard. First of all we, as a Committee really appreciate all your work and guidance. I don't think we would have gotten the PDR pilot program going. I don't think it would have happened if it had not been for your leadership and your work and all staff as well. So we wanted to show our appreciation with a nice letter from all of us showing how much we appreciate you. A lot of times when there is public service,



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people don't, you know... but you are appreciated by all of us. So thank you for everything you have done for us and for Stafford County. There is more, but I had the boring one.

*2. Recognize Michael Neuhard for his Service to the Agricultural/PDR Committee*

Mr. Neuhard: Thank you all very much. I will cherish these always. The background I come from, these kinds of things are cherished always. To remember all of you and remember what we have been able to accomplish. Particularly, as you know, I was hijacked in a Board meeting. But I tell you, you know Kathy and Mike Lott and Mike from Commissioner of Revenue's office and all those people on the team that made it happen. And of course, y'all with the policies and many of you came from the Agricultural Commission before that set the rules in motion. So it has been an exciting journey. I am glad we got one under our belt before my time ended, so I appreciate all of that from you. Believe me this will go in a prominent place at home and I will always remember the times we had, because it was interesting times, no doubt. So thank you very much, it is very kind.

Mrs. Clark: Well, to represent the Ag part, well we have a variety of things from Stafford County producers because agriculture is alive.

Mr. Neuhard: Thank you.

Mrs. Clark: This is the... no we don't have a Tractor Supply here. Bad news from my place, but there are two... There is plenty from two producers here. There is some homemade soap. It is produced by a girl where we are. We have got Potomac Winery.

Mr. Neuhard: Oh that is always good.

Mrs. Clark: Clark Family Farm beef.

Mr. Neuhard: Check it out.

Mr. Adams: I have two Stafford County chickens.

Mr. Neuhard: Thank you very much. Some good roasters.

Mr. Adams: With these you have got to either eat them tomorrow night or put them in the freezer.

Mr. Neuhard: Okay.

Mr. Adams: They don't have all the chemicals and preservatives.

Mr. Neuhard: Either cook them tomorrow night or put them in the freezer.

Mr. Adams: Yes. Now the eggs, these were laid today.

Mr. Neuhard: Wow.

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Mr. Adams: You can eat those like regular eggs, but these are special. You have got to take these home and leave them in the basement until May. And then plant them at exactly nine inches and you will get eggplants from them.

Mr. Neuhard: I think I will eat these too. I might be a city boy, but I know you can't plant eggs and get eggplant.

Mrs. Clark: I wish you could, I don't have the best luck with eggplant.

Mr. Neuhard: Thank you very much, this is... I am humbled and grateful to all of you for this. And I will enjoy this with my family.

Mrs. Clark: I am sure you will.

Mr. Neuhard: Yes.

Mrs. Clark: I hope so.

Mr. Neuhard: This will be great. I think I can get one chicken cooked by tomorrow. I don't think I can get two. One of them has to be frozen. Thank you very much.

***7. Adjournment***

Mr. Coen: I will officially adjourn the meeting now.

With no further business to discuss, the meeting was adjourned at 7:54 p.m.